RESIDE

MANCHESTER

Castle Wharf 2a Chester Road

Manchester, M15 4SD

Asking Price £475,000

2 2 1 B

Castle Wharf, 2a Chester Road

Manchester, M15 4SD

Castle Wharf is a boutique development located on the Castlefield Basin. Reside are proud to sell this beautiful two bedroom apartment.

Situated on the 10th floor, the property offers a large living and dining space with two separate aspects, the property offers a spacious balcony with stunning views across the Castlefield Basin. The kitchen is fitted to a high specification, two double bedrooms, two bathrooms and one allocated car parking space included.

Castle Wharf itself is a development which offers superb communal facilities, including a large terrace, co working spaces, spa area and gym.

This property is being sold with no onward chain.

To book a viewing, please contact the sales team on 0161 837 2840.

The Tour

10.02 is located in block B on the 10th floor of Castle Wharf, a stunning boutique development.

Entering into a large hallway with doors leading to the rest of accommodation.

Lounge/Kitchen: The living area features herringbone flooring, full height windows and a spacious balcony overlooking Castlefield basin. The kitchen is finished to the highest standard with bespoke white Quartz worktops and stylish handleless cupboards which have been crafted to match the clean lines and overall aesthetic. Integrated appliances include; Neff ceramic hob, Neff electric self cleaning oven, built in microwave, wine cooler, fridge freezer & dishwasher. The kitchen has feature lighting behind high level cabinets & recessed stainless steel sink with contemporary mixer tap.

Bedrooms: Spacious carpeted bedrooms with fitted wardrobes included in the primary bedroom. Floor to ceiling window, electric white wall heaters, TV points.

Bathrooms: The bathrooms have been designed to reflect the clean and carefully considered aesthetic of the apartment. With contemporary sanitary ware from leading Italian designer Sottini, complemented by Hansgrohe taps. A stylish and serene space with marble-look Vitra Marmori tiles to the walls and floors which bring an added element of luxury. Adding to the luxury feel is a Hansgrohe Crometta rain shower and custom designed vanity unit with mirror and shaving point.

The Area

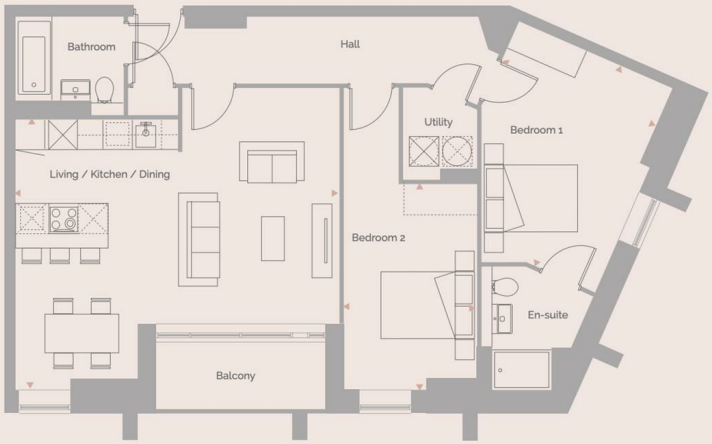
A boutique development on the conservation area of Castlefield Basin, offering luxury facilities making this one of the most desirable places to live in the city, as well as being connected by a network of pedestrian and cycle pathways. The area is already thriving with the addition of local business such as; General store, Salvis Italian restaurant, Green Lab and many more.

Lease Information

Length of Lease - 950 years from 2015.
Service Charge - £3,444 per annum.
Ground Rent - £382 per annum.
Buildings Insurance - £534 per annum.
EWS1 Rating A

- Two Double Bedrooms
- Two Bathrooms
- Spacious Balcony with Panoramic Views
- Secure, Allocated Parking Included
- EPC Rating B
- EWS1 Form Available
- Boutique Waterside Living
- Concierge Service, Residents' Spa & Gymnasium
- Vacant Possession
- Carefully Styled & Spacious Apartment

Floor Plan



TWO BEDROOM

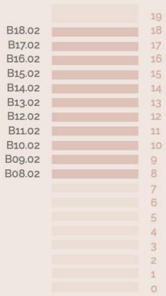
APARTMENT | 2.B13

SIZES	METRIC (M)	IMPERIAL
Living / Kitchen	6.6 x 5.5	21'7" x 18'0"
Bedroom 1	3.4 x 4.4	11'2" x 14'6"
Bedroom 2	2.7 x 4.2	8'10" x 13'8"

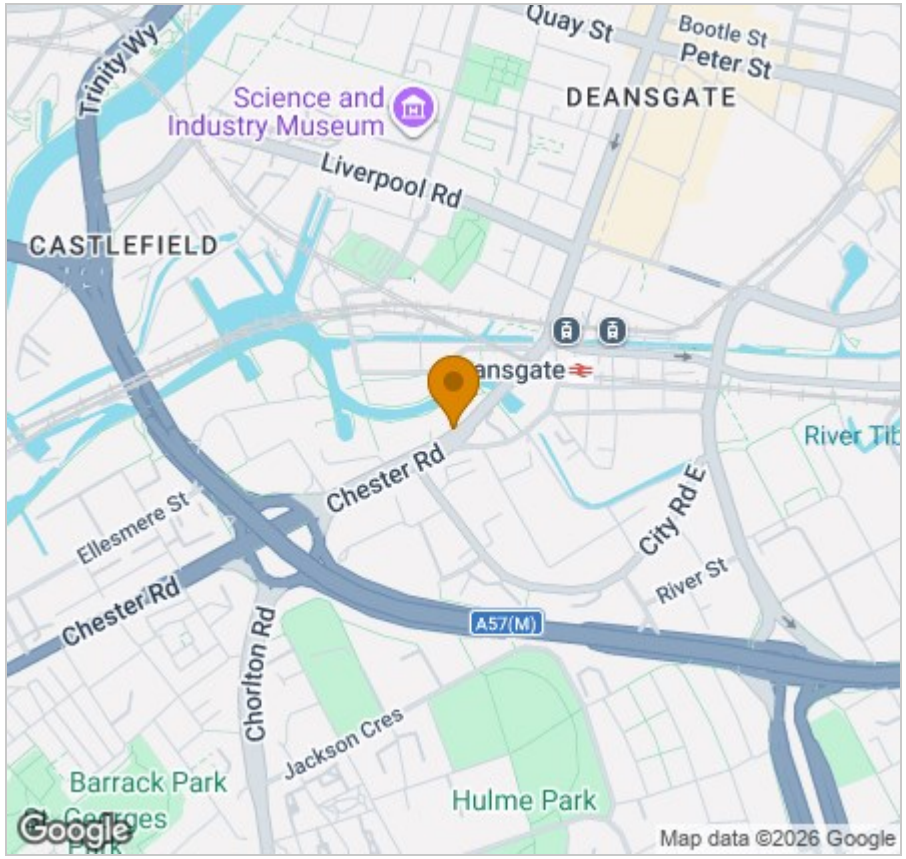
OVERALL:

86.2M² | 928FT²

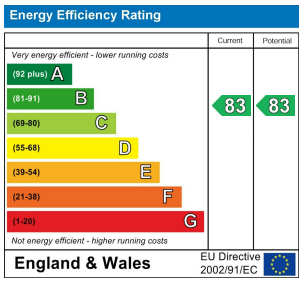
Dimensions are taken from the points indicated

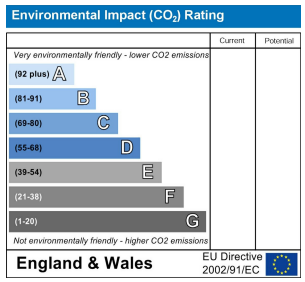


Area Map



Energy Efficiency Graph





Viewing

Please contact our Reside Manchester Office on 0161 837 2840
if you wish to arrange a viewing appointment for this property or require further information.

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